

4-1



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 14 2005	CONTACT/PHONE Elizabeth Kavanaugh 805/788-2010	APPLICANT Frank Kelton Family Trust	FILE NO. DRC2004-00030
SUBJECT Request by Frank Kelton Family Trust for a Conditional Use Permit to allow a newly constructed single-family residence and attached garage be used as an emergency response station for San Luis Ambulance, construct a 414 square foot parking area, sidewalks, landscaping and install a sign. The project will result in the disturbance of approximately 1,700 square feet. The proposed project is within the Multi-Family land use category and is located at 700 Blackburn Street, on the northeast corner of Blackburn Street and 7 th Street, in the community of Templeton. The site is in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2004-00030 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study finds that there is no substantial evidence that the project may have a significant effect on the environment, and that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on May 5, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, hazardous materials, noise, public service, transportation, and circulation.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 041-141-004	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Compliance with the Templeton Community Design Plan			
EXISTING USES: A nearly completed single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential multi-family/single family residences <i>East:</i> Residential multi-family/single family and multi family residences <i>South:</i> Residential multi-family/single family residences <i>West:</i> Residential multi-family/single family and multi family residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

4-2

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Templeton Community Advisory Group, Public Works, Environmental Health, County Parks, Templeton CSD, Templeton Fire Department and Templeton School District

TOPOGRAPHY:

Nearly level

VEGETATION:

Oaks and ornamentals

PROPOSED SERVICES:

Water supply: Community system

Sewage Disposal: Community sewage disposal system

Fire Protection: Templeton Fire Department

ACCEPTANCE DATE:

February 7, 2005

PROJECT HISTORY

On July 19, 2003, the Kelton Family Trust applied for a building permit to build a single-family residence on this site. The Building Division was not informed that the intended use of this structure was an emergency response station for San Luis Ambulance. Subsequently a building permit for a single-family residence was issued. In July 2004, the intended use was revealed and the Kelton Family Trust applied for the required Conditional Use Permit.

Many neighbors and the Templeton School District have expressed concerns about the impacts of this project. Several letters and a petition with 50 signatures are included in this package. A summary of the concerns is as follows: noise generated from diesel ambulances; the appropriateness of the use in a residential neighborhood, and safety of children walking home from the area's schools. This site is located near Templeton's elementary school, middle school, home school offices, independent study, and other Templeton School District facilities.

PROJECT ANALYSIS

The issues raised by the neighbors and the school district are the major issues related to this project.

- Is this site suitable for an emergency response station considering the close proximity to Templeton school facilities?
- Will the noise created from this projects impact the neighbors?
- Is an ambulance emergency response station appropriate in this residential neighborhood?

Site Suitability - The question is this site suitable for an emergency response station considering its proximity to several school facilities must be answered based on vehicle traffic and safety, and pedestrian traffic and safety. The site is located on the northeast corner of 7th Street and Blackburn Street, between Old County Road and Main Street, one block east of Templeton Elementary School. This area is crowded with traffic and pedestrians in the hours before and after school. Most of the Templeton school facilities are located along Old County Road. The Templeton School District requested, in a letter dated October 8 2005 (attached), that the ambulances use Main Street rather than Old County Road as the normal path of travel. Main Street is the current path used by Templeton Fire Department and San Luis Ambulance at their current location three blocks away. The applicant has agreed to this change of route and this project is conditioned to reflect this agreement.

4-3

This agreement directs the ambulances along 7th Street to Main Street and crosses both Blackburn Street and Crocker Street, both pedestrian thoroughways for the students of Templeton Elementary School (one block away), to the surrounding Templeton neighborhoods. These blocks are crowded with students at the peak school traffic hours of 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. According to San Luis Ambulance's Templeton emergency response station's previous years records, they responded to 259 transports (20 percent or .7 trips per day) during the peak school traffic hours. The applicant states not all of these trips are from the proposed project site. Often an ambulance will be called while on the road or in a staging area. But the amount of trips not generated from the proposed site is not quantified. To resolve this conflict this project is conditioned to park both on-site ambulances outside of this immediate area during peak school traffic hours.

Noise - The noise of sirens and diesel engines were identified in the initial study as potential noise sources that would be above the county Noise Elements thresholds of 70 dbs during day time and 65 db during nighttime, for very short bursts of noise. To mitigate the noise impact to the surrounding area San Luis Ambulance procedures indicates that sirens and lights are not to be turned on until the ambulance reaches the intersection of Main Street and Vineyard Drive. In addition, the applicant has agreed to install a ventilation system in the garage that will allow the ambulances to be started and warmed up in the garage. This will minimize the noise impacts of the diesel engines to the neighbors. Finally the applicant is required to complete a noise reading as evidence that garages provide enough sound buffering at the property line by verifying hourly levels are not greater than 45db from 10:00 p.m. to 7:00 a.m. and 50 db between 7:00 a.m. and 10:00 p.m.

A supplemental mitigation option for noise attenuation would be installation of a noise wall. If the above testing shows that acceptable levels cannot be achieved by the garage walls then a noise wall will be required. The height of the wall would be determined by the needed amount of additional decibel reduction required, which is typically one foot of wall height per decibel reduction.

Neighborhood Compatibility - Is an ambulance emergency response station appropriate in a residential neighborhood? In many ways the proposed use is like a single- family residence. It looks like a single-family residence inside and out. There will be between two and four people living in the building at one time. The traffic trips generated by this facility are 10 trips a day, similar to a single-family residence. The amount of water and other utilities used are similar to a single-family residence. However, numbers or calibrations cannot answer the question: is an ambulance emergency response station appropriate in a residential neighborhood? To evaluate this, staff surveyed the site and neighbors of Morro Bay's San Luis Ambulance emergency response station. Like the proposed project this station is located in a residential area that is developed with single-family residences sprinkled with multi-family residences. It is on a local street very close to a highway, and is located in a single-family type structure. Unlike the project site, the Morro Bay facility is not located in a heavy school traffic area and the ambulances are parked in a carport without the benefit of any sound buffering. The neighbors of this facility unanimously agreed ambulance station was an asset to the neighborhood. None of the neighbors had any complaints about the presences of the ambulance station and some commented they liked having the station so close by.

4-4

ORDINANCE COMPLIANCE:

The Land Use Ordinance requires a Conditional Use Permit (CUP) for a Public Safety Facility to be located in a Multi-Family Residential land use category. San Luis Ambulance's emergency response station is considered a Public Safety Facility, because it is contracted with the county to provide ambulance service to the unincorporated areas within the county

The Land Use Ordinance does not have specific development standards for public safety facilities. Staff has selected standards for this project from Land Use Ordinance that best represent the use, physical site, and/or vicinity.

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	Not applicable	5,000 square feet
Setbacks	25 feet (residential)	25 feet
Front	5 feet (residential)	5 feet
Side	10 feet (residential)	12 feet
Rear		
Height	35 feet (multi-family medium density)	23 foot 7 inches
Parking	Not applicable	Two on-site employee parking and two ambulances parking in garage.
Signs	Two square foot non-illuminated sign. (home occupation sign standard)	Four and half foot sign proposed. (A two-foot sign is a condition of the project.)

Exterior Lighting: The applicant is proposing exterior lighting typical of a residential single-family residence.

Fencing and Screening: Section 22.10.080 of Land Use Ordinance requires a solid wall or fencing on side or rear property lines of a commercial use adjacent to a residential use. Staff has determined this standard is appropriate for this public safety facility in a residential land use category and has conditioned this project to meet this standard.

Landscaping: The applicant has submitted a landscape plan that meets the standards of the Land Use Ordinance 22.16. This project is conditioned to implement a landscape plan that is consistent with this standard in addition, to the street tree standards of the Templeton Community Design Plan.

Noise: As conditioned this project will meet that noise standards of section 22.10.120.

Underground Utilities: This project is conditioned to provide underground utilities consistent with Section.22.10.160.

4-5

PLANNING AREA STANDARDS:

Staff determined the residential standards of the Templeton Community Design plan are the appropriate sections to analyze the design of the project because it is in a residential area and the applicant and neighbors would prefer the building remain residential in appearance. The existing residence does not meet two of the design guidelines of the Templeton Community Design Plan: the size of the house is too large and length of the driveway is too short. Staff does not recommend modifying the building to meet these guidelines because:

- The Templeton Area Advisory Group reviewed this project and did not comment on the project inconsistencies with the design plan.
- The inconsistencies are guidelines and not standards

Templeton Community Design Plan guidelines for residential single-family structures

Guideline V.A.1: Varied front yard setback

Not applicable - This guideline applies only to groups of three or more houses in a row

Guideline V.A.2: Lot shape variety

Not applicable – This guideline applies to subdivisions only

Guideline V.A.3: The total square footage of the house and garage footprint should not exceed 35% of the total lot size and side setbacks should be wider than normal.

Not Met - The footprint is approximately 47% of the total lot size and the setbacks are mostly the minimum set allowed in the Land Use Ordinance.

Guideline V.A. 4: No more than 25% of a lot's frontage may be used for a driveway opening.

Met: The driveway for this project is located on the side and not along the frontage.

Guideline V.A.5: Driveways should be over 20 feet long

Not Met: The existing driveway is only 14 feet long.

Guideline V.A.6: Village Block Preservation

Not applicable – This project is not reconfiguring existing parcel lines

Guideline V.A.7: Orientation of residences

Not applicable - This guideline applies to subdivisions only.

Guideline V.A.8: Plant one tree for every 25 feet of street frontage adjacent to a street within 15 feet of the property line.

Conditionally met – This project is conditioned to plant six trees in the designated area.

Guideline VI.E.1: Selection of exterior materials

Met – The horizontal siding of the structure meets this standard

Guideline VI.E.2: Roofs

Met – The existing roof is a hip and ridge roof with articulation that meets this guideline.

Guideline VI.E.3: Windows

Met – The existing rectangular, painted window frames meet this guideline.

4-6

Guideline VI.E.4: Main or Front Door

Met -The building's single wood door with windows meets this guideline.

Guideline V1.E.5: Exterior Stairs

Not applicable - This building does not have exterior stairs

Guideline VI.E.6: Balconies, porches, and patios

Met – This project has a simple, clean, post, and bracket porch that meets this guideline.

Guideline VI.F.1: Garage doors

Conditionally met – This building will be conditioned to provide simple, clean, garage doors that appears set into the wall and have visual elements.

Guideline V1.F.2: Chimneys

Not applicable – this building does not have a chimney

Guideline VI.F.3: Gutters and Downspouts

Conditionally Met – This building will be conditioned to conceal gutters and downspouts or submit plans that show the gutters and downspouts as architectural features.

Guideline VI.F.4: Mechanical Equipment

Conditionally met: - This building will be conditioned to screen mechanical equipment.

Guideline VI.F.5: Skylights

Not applicable – This building does not have skylights.

Guideline V1.F.6: Vents

Conditionally met – This building will be conditioned to locate all vents and pipe stacks to the rear or side of the roof away from the street, and colored to match the roof or wall material

Guideline V1.F.7: Paving textures, patterns, and colors are encouraged in the design of paved areas in public spaces.

Not applicable - This project does not contain public spaces.

Guideline V1.F.8: Solar Panels are to be intergraded into the roof design

Not applicable – This project does not have solar panels

Guideline V1.F.9: Awnings

Not applicable - This project does not include awnings

Guideline V1.F.10: Accessory Structure shall be made of stucco or wood, as permitted by county codes, with finishes compatible with the overall color palette

Conditionally met – This project is conditioned such that future existing accessory structures shall be made of stucco or wood, as permitted by county codes, with finishes compatible with the overall color palette

Guideline V1.F.11: Parking lot and service lights

Not applicable - This project does not have a parking lot or require service lights.

Guideline V1.F.12: Support Facilities

Not applicable – This project does not have support facilities such as separate laundry facilities or recreation buildings.

4-7

Guideline V1.F.13: Common mail boxes

Not applicable – This project does not have a common mailbox area

Guidelines VI.F.14: Trash Bins

Not applicable – This project will use traditional residential trash service.

ENVIRONMENTAL DETERMINATION:

The initial study identified impacts of this project as: the proposed sign, exterior lighting, diesel fuel emissions, oxygen stored on site, noise, traffic, and impacts to the areas oak trees from sidewalk improvements. All mitigations for these impacts were agreed to in a developer's statement signed by the applicant.

COMMUNITY ADVISORY GROUP COMMENTS: Templeton Area Advisory Group supports this project and request the following conditions: 1) no light trespass to neighboring properties 2) maximum of two garage ambulance units, 3) 75% of crew parking shall be off-street with a landscaped area 4) signage shall not be illuminated, and 5) garage shall have a ventilating system. All of these comments have been designed into the project or are conditions of approval.

AGENCY REVIEW:

Public Works- encroachment permit required for curb, gutter and sidewalks

Environmental Health – Project served by TCSD no concerns

Templeton Fire Department: Fire safety letter dated September 7, 2004

Templeton Community Services District – Water and Sewer available to serve the project.

LEGAL LOT STATUS:

Lot one of block 24 of the Township of Templeton.

Staffreport prepared by Elizabeth Kavanaugh and reviewed by Kami Griffin, Supervising Planner

4-8

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study finds that there is no substantial evidence that the project may have a significant effect on the environment, and that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on May 5, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, hazardous materials, noise, public service, transportation and circulation

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity because the ambulance service response station does not present a potential threat to the surrounding property and buildings. This project is conditioned to minimize traffic/pedestrian conflicts, noise, and hazardous material exposure to neighbors. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the ambulance service response station is similar to, and will not conflict with, the surrounding lands and uses because this use is similar to a residence based on the number of people in the dwelling unit, traffic generated, noise generated, the utilities used, and the appearance of the building.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Seventh Street, a local road constructed to a level able to handle any additional traffic associated with the project.

4-9

EXHIBIT B - CONDITIONS OF APPROVAL
for Conditional Use Permit DRC 2004-00030

Approved Development

1. This approval authorizes:
 - a. a single-family residence and attached garage be used as an emergency response station for San Luis Ambulance, construction of a 414 square foot parking area, sidewalks, landscaping, and installation of a two square foot sign.
 - b. maximum height 25 feet from average natural grade.

Conditions to be completed prior to issuance of a Change of Occupancy permit:

2. The applicant shall apply for a Change of Occupancy permit to change the use of the house located at 700 Blackburn in Templeton from a residences to an ambulance emergency response station.
3. **At the time of application for a Change of Occupancy permit**, submit a revised building plans and architectural elevations to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. all vents and pipe stacks to the rear or side of the roof away from the street, and colored to match the roof or wall material
 - b. conceal gutters and downspouts or submit plans that show gutters and downspouts as architectural features
 - c. provide simple clean garage doors that have visual elements and appears set into the wall
 - d. location of a two square foot sign
 - e. all construction modifications required to upgrade this structure shall meet the construction standards of the essential services category of the Uniform Building Code.
 - f. a ventilation system for the garage, placed as far as possible from adjacent residents.

Lighting

4. **At the time of application for a Change of Occupancy permit**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

5. **At the time of application for a Change of Occupancy permit** all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by Templeton Fire Department for this proposed project and dated September 7, 2004.

4-10

Trees

6. At the time of application for construction permits or improvement plans for curb, gutter and sidewalk, the project plans shall also show the type and location of tree protection measures to be employed. As grading in the root zone cannot be avoided, care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

Fees

7. **At the time of application for a Change of Occupancy permit;** the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed before issuance of the Change of Occupancy permit

8. **Prior to issuance of a Change of Occupancy Permit,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Fire

9. **Prior to issuance of a Change of Occupancy Permit,** the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.

Landscaping

10. **Prior to issuance of a Change of Occupancy Permit,** landscaping in accordance with the approved landscaping plan and the Street tree standard of the Templeton Community Design Plan shall be installed. All landscaping shall be maintained in a viable condition in perpetuity

Signs

11. **Prior to issuance of a Change of Occupancy Permit,** in order to preserve the residential character of the neighborhood, the applicant shall reduce the scale of the proposed sign to a maximum of two square feet.

Lighting

12. **Prior to issuance of a Change of Occupancy Permit,** verification shall be provided that all exterior lighting has adhered to LUO section 22.10.060 to protect surrounding sensitive receptors.

Noise

13. **Prior to issuance of a Change of Occupancy Permit,** the applicant shall install a ventilation system for the garage to control diesel fuel emissions from idling ambulances.
14. **Prior to issuance of a Change of Occupancy Permit,** the output for the ventilation system shall be placed as far as possible from adjacent residences. Once installed, the system shall be tested for County noise compliance. Additional measures shall be applied as need to the garage wall and/or ventilation system to reduce noise levels to acceptable levels.

4-11

15. **Prior to issuance of a Change of Occupancy Permit**, the applicant shall provide evidence that the garage provides adequate sound buffering for idling engines and that the ventilation system does not increase noise to the surrounding area as follows: hourly levels of no greater than 50dB between 7 a.m. and 10 p.m. at the property line; no greater than 45 dB from 10 p.m. to 7 a.m. at the property line. A county-qualified individual shall verify these levels can be achieved once the system is installed. A supplemental mitigation option for noise attenuation would be installation of a noise wall, if testing shows that the garage wall cannot achieve acceptable levels. The height of the wall would be determined by the amount of additional decibel reduction required, which is typically one foot of wall height per decibel reduction.

Trees

16. **Prior to issuance of a Change of Occupancy Permit**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project for a total of six (6) trees. No oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Hazardous Materials

17. **Prior to issuance of a Change of Occupancy Permit**, the project shall conform to all conditions set forth by the Templeton Fire Department letter (Greg O'Sullivan; September 7, 2004) including:
- a. The fire sprinkler system shall be monitored by a listed service (requiring additional requirements per UBC, NFPA 13, NFPA 72 and Templeton Fire Department *Fire Sprinkler Standards*).
 - b. The building is required to have a KNOX box installed. Keys shall be provided which would allow access to the interior of all offices including other areas that may be locked (i.e. exterior ladder).
 - c. Storage of all oxygen cylinders will be prohibited inside the building (excepting oxygen stored on the ambulances). All compressed air cylinders shall be protected to prevent accidental discharge and/or damage to the cylinders and/or valves.
 - d. NFPA 704 placard is required for the garage, due to the on-board storage of oxygen, as well as any other areas of the property, which may have stored substances identified in NFPA 704.

While the structure is maintained as a "business," it will be subjected to routine inspections as provided in Section 103.3 of the California Fire Code.

Traffic

18. **Prior to issuance of a Change of Occupancy Permit**, a vehicle route map shall be prepared for county review and approval, and posted for all ambulance drivers to use that shows the following: Old County Road not be used to access Vineyard Drive unless responding to a call in the immediate vicinity.
19. **Prior to issuance of a Change of Occupancy Permit**, a notice shall be prepared for county review and approval, and posted for all ambulance drivers to use that directs ambulance drivers not to turn on the sirens until they are on Main Street.

4-12

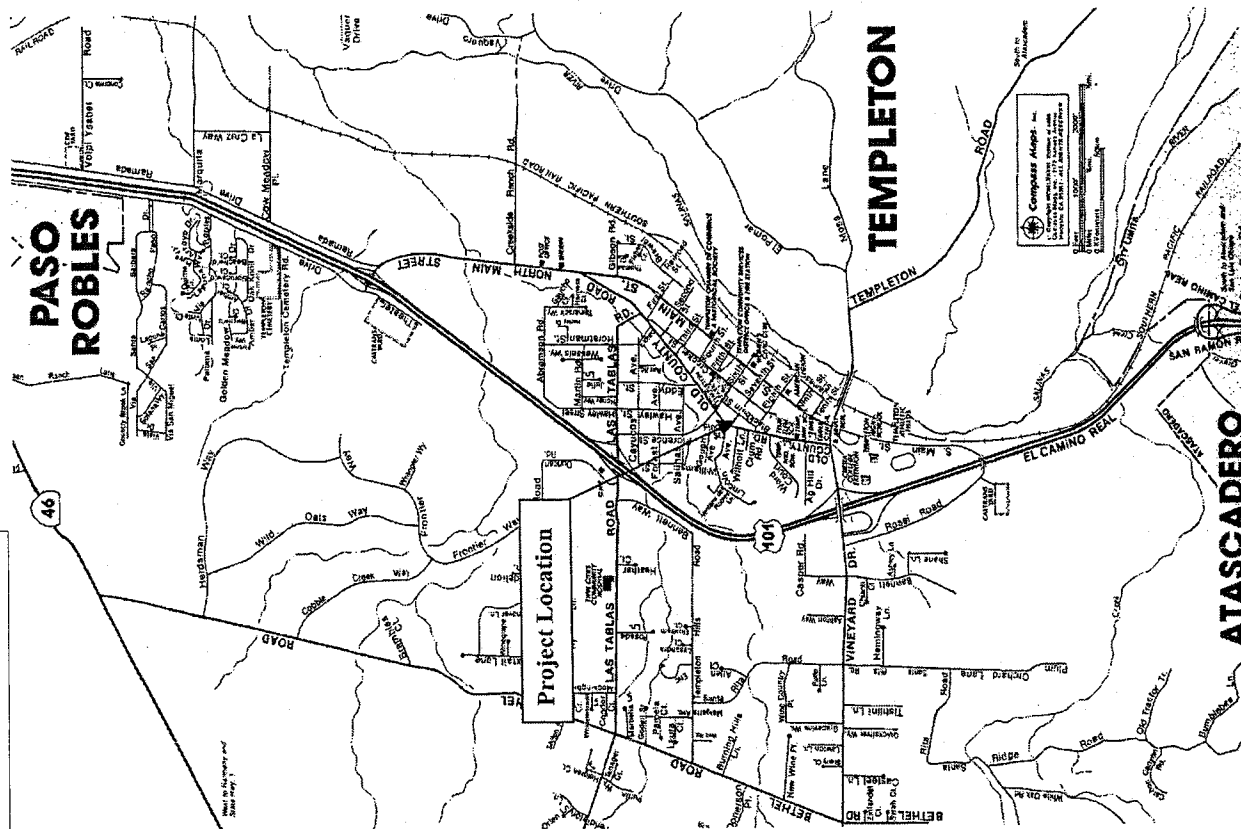
Fencing

20. **Prior to issuance of a Change of Occupancy Permit**, the applicant shall install a solid wall or fencing on side or rear property lines of the site adjacent to a residential use. If this wall or fence is visible from a public street, it shall meet the guidelines of the perimeter wall and fences section of the Templeton Community Design Plan.

On-going conditions of approval (valid for the life of the project)

21. During operations, ambulances shall be idled inside the garage to reduce diesel engine noise to nearby residences. Idling shall not occur on the street or driveway area.
22. During operations, a vehicle route map shall be prepared for county review and approval, and posted for all ambulance drivers to use that shows the following: Old County Road not be used to access Vineyard Drive unless responding to a call in the immediate vicinity.
23. During operations, a notice shall be posted for all ambulance drivers to use that directs ambulance drivers not to turn on the sirens until they are on Main Street.
24. Accessory structures shall be made of stucco or wood, as permitted by county codes, with finishes compatible with the overall color palette
25. San Luis Ambulance will park ambulances outside of a three block radius of Templeton Elementary School during peak school traffic hours of 7:30 a.m. to 8:30 a.m. and 2:00 p.m. to 3:30 p.m. on Monday thru Friday, during the months Templeton Elementary School is in session.
26. During operations, a notice shall be posted for all ambulance drivers to park ambulances outside of a three block radius of Templeton Elementary School during peak school traffic hours of 7:30 a.m. to 8:30 a.m. and 2:00 p.m. to 3:30 p.m. on Monday thru Friday, during the months Templeton Elementary School is in session.
27. The applicant shall as a condition of approval of this conditional use permit application defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this conditional use permit or the manner in which the County is interpreting or enforcing the conditions of this conditional use permit, or any other action by a third party relating to approval or implementation of this conditional use permit. The applicant shall reimburse the County for any court costs and attorney fees that the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.
28. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

4-13



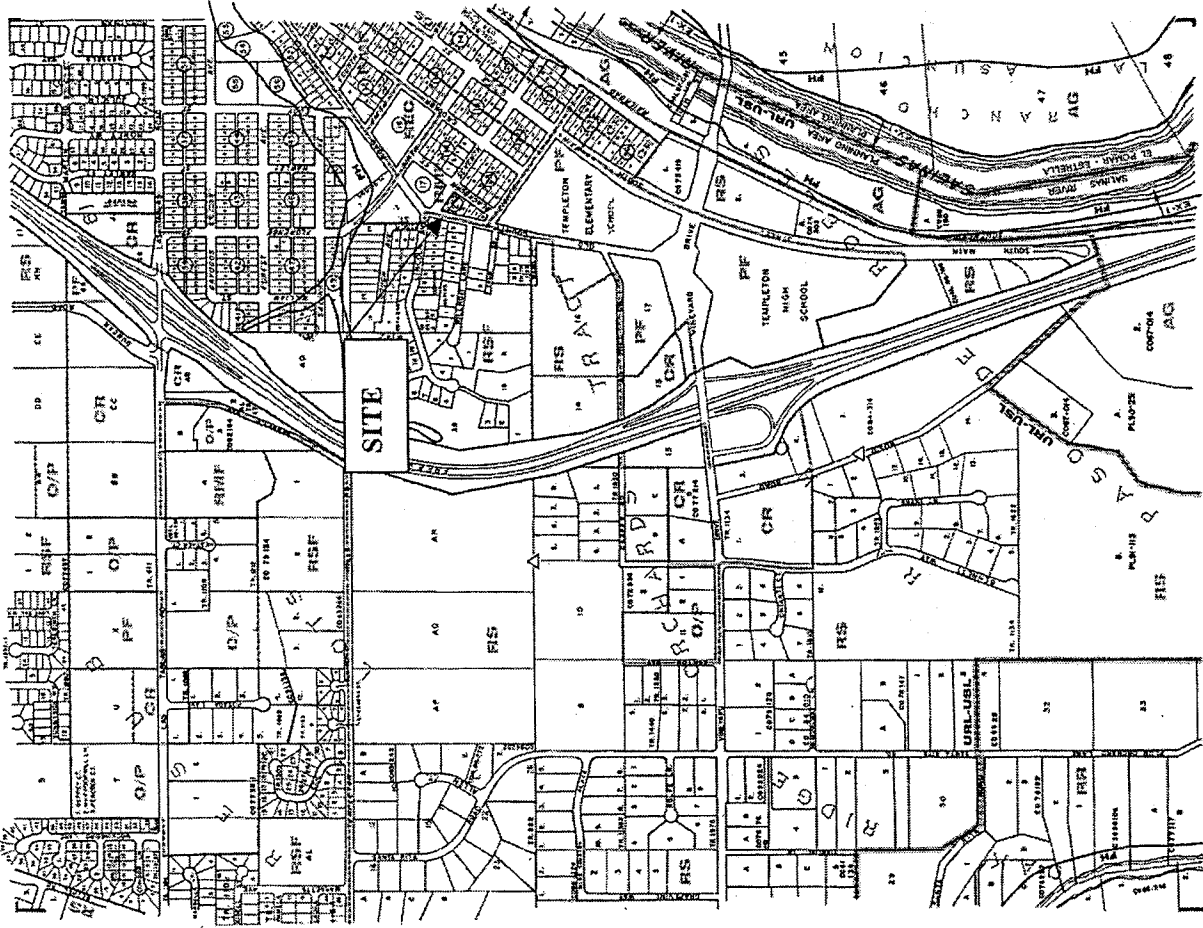
Exhibit

Vicinity Map



Project

Conditional Use Permit
Kelton/ DRC2004-00030



Exhibit

Land Use Category [RMF]



Project
Conditional Use Permit
Kelton/ DRC2004-00030



S E A Z N E S

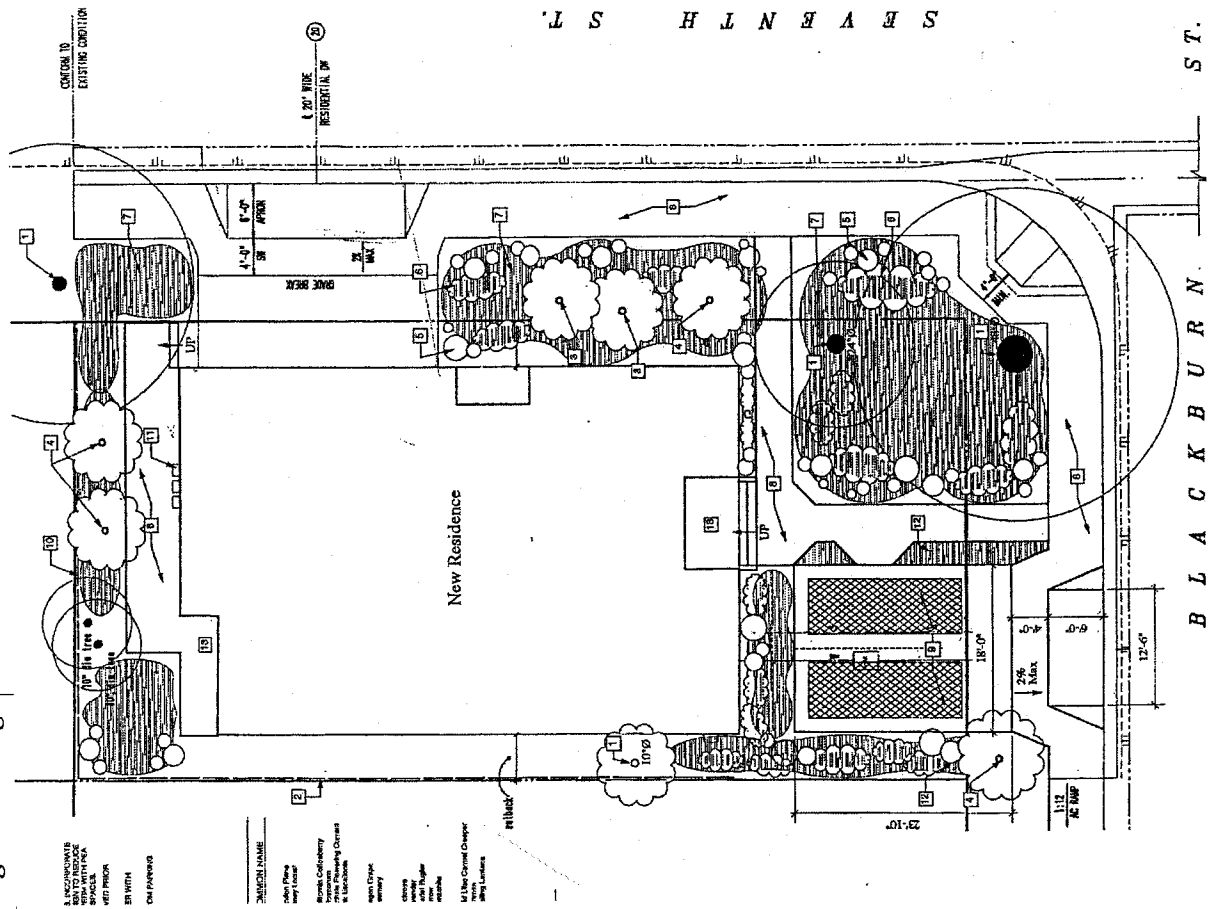
B
L
A
C
K
B
O
X
Z
Y
S
T.

~~CONFIDENTIAL~~ S I T E P L A N

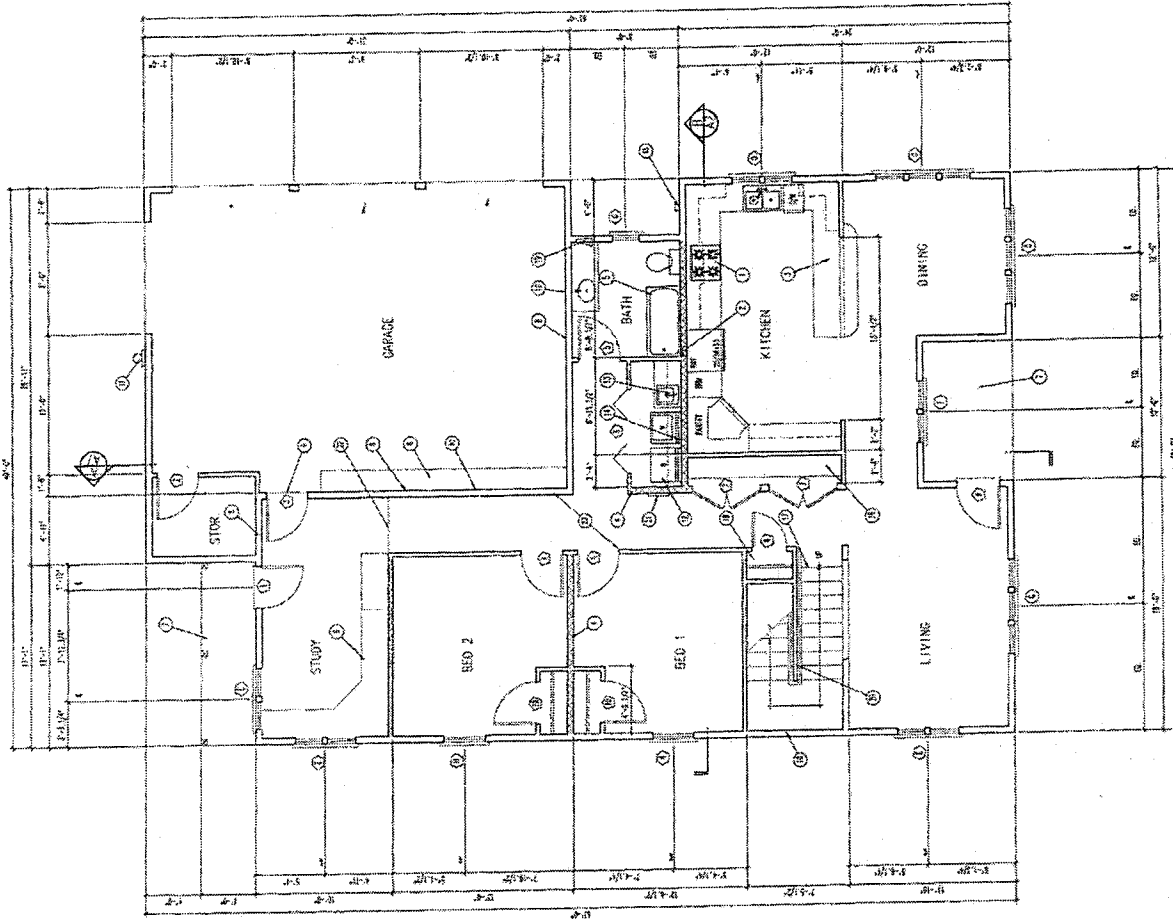


Site Plan

Project	Conditional Use Permit
	Kelton/ DRC2004-00030



4.17



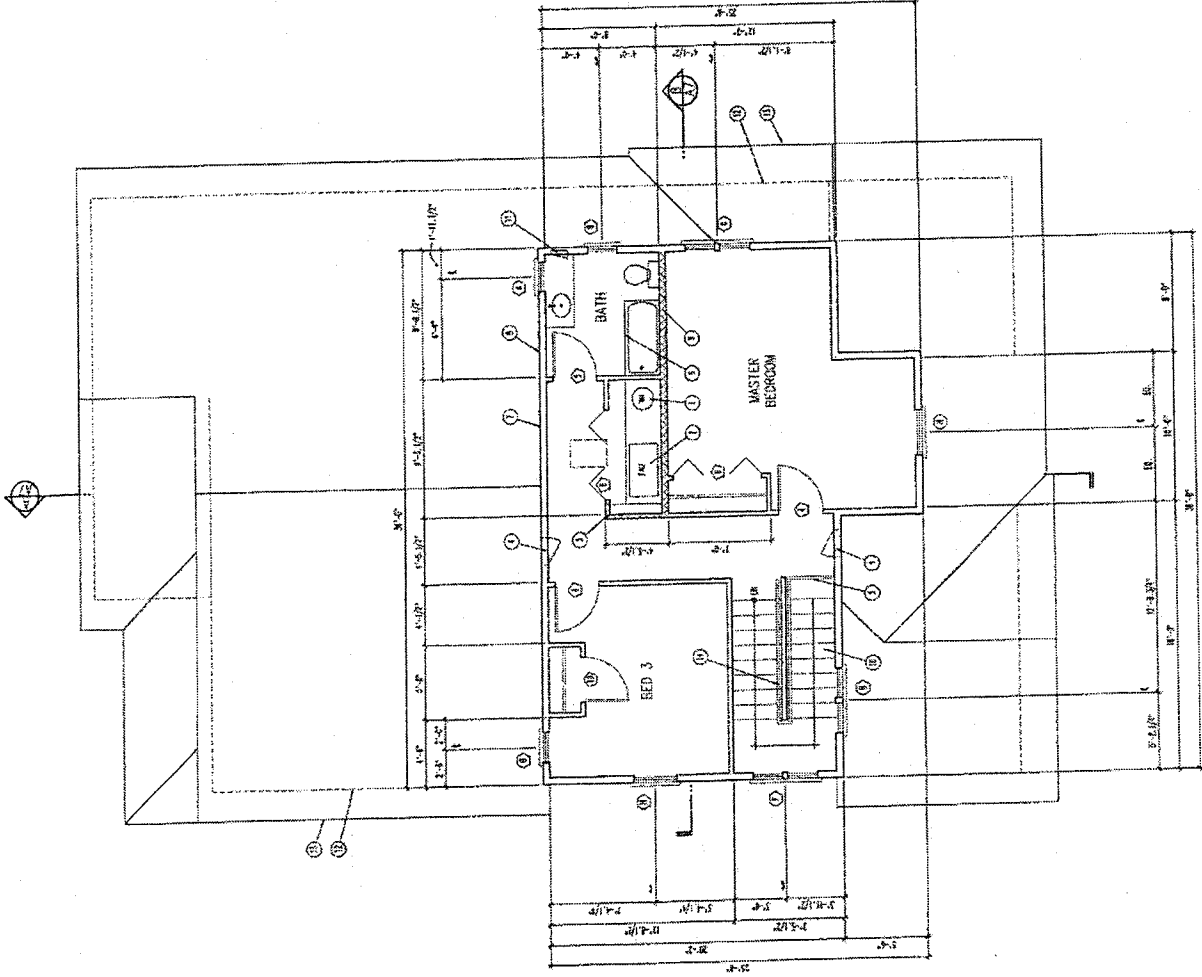
FIRST FLOOR PLAN

Exhibit
First Floor Plan



Project
Conditional Use Permit
Kelton/ DRC2004-00030

4-18



SECOND FLOOR PLAN

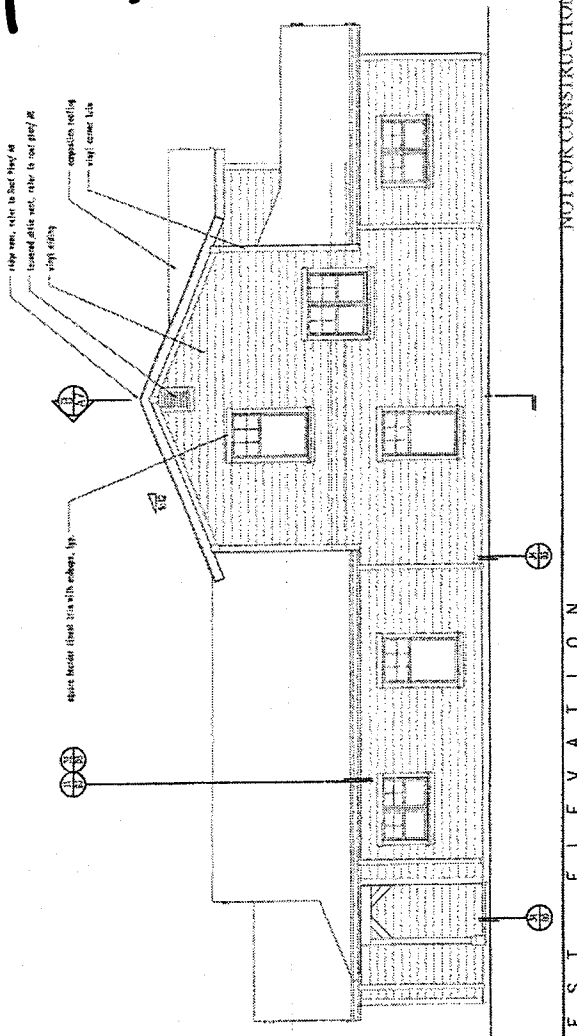
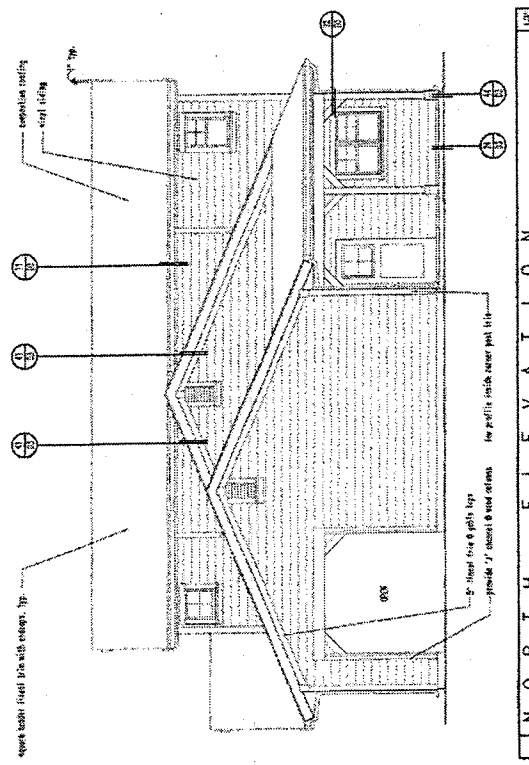
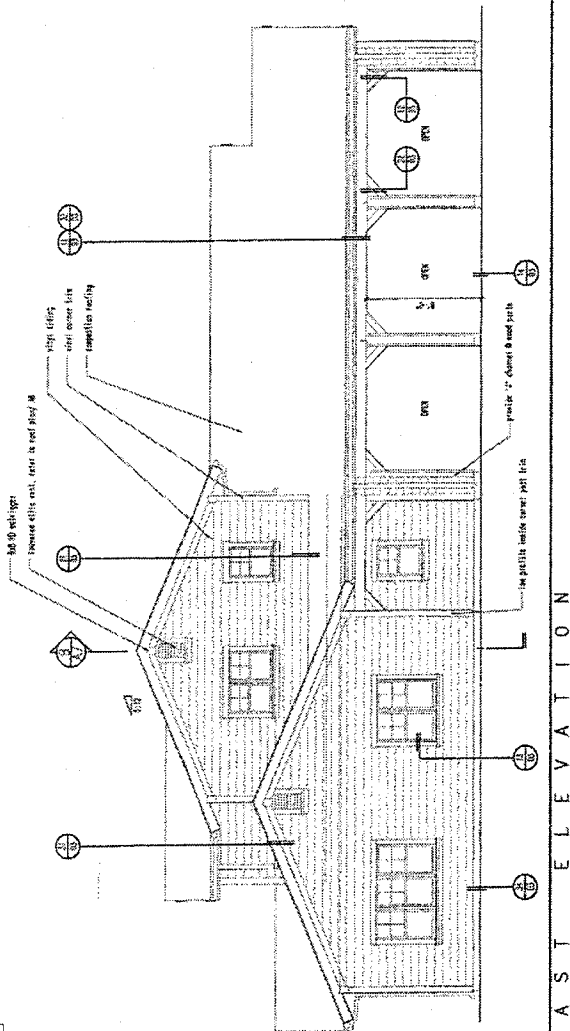
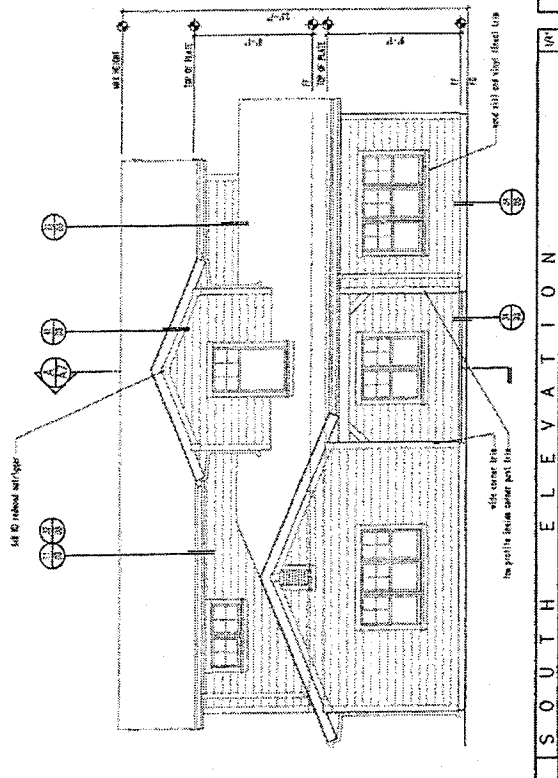


Exhibit

Second Floor Plan

Project
Conditional Use Permit
Kelton/ DRC2004-00030

4-19



NOT FOR CONSTRUCTION

WEST FIVE VALLEY

IN	CO	R	H	E	V	A	T	I	O	N
127										

Exhibit Elevations



Project
Conditional Use Permit
Kelton/ DRC2004-00030

4-20

San Luis Obispo Department of Planning & Building



Exhibit

Aerial Photo



Project

Conditional Use Permit
Kelton/ DRC2004-00030

1.21

September 17, 2004

Templeton Area Advisory Group
PO Box 1135
Templeton, CA 93465-1135

Elizabeth Kavenaugh
Planning and Building Department
County Government Center
San Luis Obispo, CA 93408

Subject: Kelton DRC2004-00030 Conditional Use Permit
Use Single Family Residence as Emergency Response Station
700 Blackburn, Templeton

At its September 16th meeting, TAAG reviewed the applicant's request to use a single-family residence, currently under construction, for an emergency response station operated by San Luis Ambulance.

TAAG's supports the request with the following recommendations:

1. no light trespass to neighboring properties
2. maximum of two garaged ambulance units
3. 75% of crew parking shall be off-street within landscape area
4. signage shall not be illuminated
5. garage shall have a ventilating system that does not contribute to noise pollution

Vote: 4 Yes, 2 No, 1 Abstention

TAAG received two letters from Mr. & Mrs. McAulay (July 8th and September 15th email) in opposition to the project. TAAG also received a letter from applicant Mr. Kelton concerning his project. These are attached.

Truly yours,

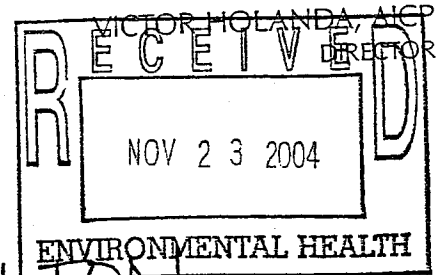
Dorothy Jennings, Chairperson
Templeton Area Advisory Group

Attachments: Letter dated July 9 from Mr. & Mrs. McAulay
Letter dated September 14 from Mr. Kelton
Letter email September 15 from Mr. & Mrs. McAulay



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE:

TO:

FROM:

(Please direct response to the above)

Project Name and Number

HPN: 041-141-004

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: Minor Use Permit → 2,300 sq. ft.
SFR to be utilized by San Luis Ambulance
Service as an emergency response station. OPP
Blackburn Rd. in Templeton, east of Hwy. 101.

Return this letter with your comments attached no later than:

9/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

This referral did not have information on the existing water supply and method of wastewater removal but, site is most likely on Templeton Community Services District water and sewer. If service are already available, then Environmental Health has no concerns at this time.

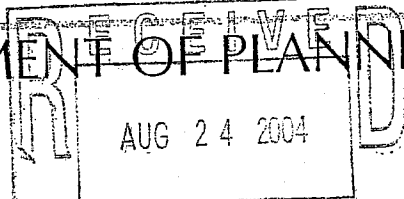
Date

Name

Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



4-23

VICTOR HOLANDA, AICP
DIRECTOR

COUNTY OF SAN LUIS OBISPO
THIS IS A NEW PROJECT REFERRAL

DATE:

8/23/04

FROM

PW

KELTON

DRC2004-00030

Project Name and Number

FROM
TO

North Co. Team

(Please direct response to the above)

APN: 041-141-004

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

Minor Use Permit → 2,300 sq. ft.
SFR to be utilized by San Luis Ambulance
Service as an emergency response station. Off
Blackburn Rd. in Templeton, east of Hwy. 101.

Return this letter with your comments attached no later than:

9/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL — NEED SITE PLAN SHOWING PARKING &
ACCESS. DRIVEWAY IS ALLOWED 20 MAX WIDTH — FLOOR PLANS SHOWS
31 ft ± DRIVEWAY. DRIVEWAY WILL BE APPROVED ON ENCROACHMENT PERMIT
for C.G. & SW.

17 Sep 2004
Date

Goodwin
Name

5252
Phone



EK

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

4-24

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

8/23/04

TO:

T. CSD

FROM:

North Co. Team
(Please direct response to the above)

KELTON

DRC2004-00030
Project Name and Number

APN: 041-141-004

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

Minor Use Permit → 2,300 sq. ft.
SFR to be utilized by San Luis Ambulance
Service as an emergency response station. OPP
Blackburn Rd. in Templeton, east of Hwy. 101.

Return this letter with your comments attached no later than:

9/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES
☒ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO
☒ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

There is water and sewer service to
serve the project. Please note the Fire
Department's comments in the attached letter.

9/13/04
DateLaurie A. Don, Admin. Supv.
Name434-4900
Phone



4-25

206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@tcsn.net

Greg O'Sullivan, Fire Chief

9-7-04

Department of Planning and Building
San Luis Obispo County Planning and Building
County Government Center
San Luis Obispo, CA 93408
Attn: North County Team

I have reviewed and conducted a site inspection for the proposed Minor Use Permit to utilize a single-family residence (R-3) for an Ambulance response station, Project number DRC 2004-00030.

1. The fire sprinkler system shall be monitored by a listed service. This will require additional requirements per UBC, NFPA 13, NFPA 72 and Templeton Fire Department *Fire Sprinkler Standards*.
2. The building will be required to have a KNOX box installed. Keys will be required to be provided which would allow access to the interior of all offices including other areas that may be locked, (i.e. exterior ladder).
3. Storage of all oxygen cylinders will be prohibited inside the building, exception, oxygen stored on the ambulances. All compressed air cylinders shall be protected to prevent accidental discharge and/or damage to the cylinders and/or valves.
4. NFPA 704 placard will be required for the garage, due to the on-board storage of oxygen, as well as any other areas of the property, which may have stored substances identified in NFPA 704.
5. While the structure is maintained as a "business", it will be subjected to routine inspections as provided in section 103.3 of the California Fire Code

Should you have any further questions, please do not hesitate to call.

Respectfully,

A handwritten signature in black ink, appearing to read "Greg O'Sullivan".

Greg O'Sullivan
Fire Chief



4-26

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (EK/MG)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-392

DATE: May 26, 2005

PROJECT/ENTITLEMENT: Kelton Conditional Use Permit DRC2004-00030

APPLICANT NAME: Frank Kelton, Kelton Family Trust

ADDRESS: 1710 Condado Vista Court., Arroyo Grande, CA, 93429

CONTACT PERSON: Same as applicant

Telephone: 805-543-2626

PROPOSED USES/INTENT: Request by Frank Kelton to convert a single-family residence for use as an emergency response ambulance, construct an approximate 414-square foot parking area, sidewalks, landscaping, and install a sign, which would result in the disturbance of approximately 1,700 square feet of a 5,000 square foot parcel.

LOCATION: 700 Blackburn Street, in the community of Templeton, in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on June 9, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Elizabeth Kauf

5/26/05

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

4-27

PROJECT TITLE & NUMBER: Kelton Conditional Use Permit; DRC2004-00030; ED04-392

Project Applicant Frank Kelton, Kelton Family Trust

Address: 1710 Condado Vista Court
City, State, Zip Code: Arroyo Grande, CA, 93420
Telephone #: 805-543-2626

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

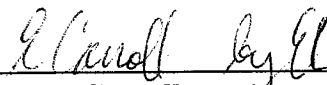
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

4.28



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Kelton Conditional Use Permit ED04-392; DRC2004-00030

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MORRO GROUP, INC.
Prepared by (Print)

Sharon Scott
Signature

04/20/05
Date

John McKenzie
Reviewed by (Print)

John McKenzie
Signature

Ellen Carroll,
Environmental Coordinator
(for)

4/24/05
Date

4-29

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Frank Kelton, Kelton Family Trust for a Conditional Use Permit to allow for a single-family residence to be used by San Luis Ambulance Service as an emergency response station. San Luis Ambulance currently operates one ambulance out of the Templeton Fire Department located approximately 800 feet northeast of the project site at 206 5th Street. The applicant proposes to use a single-family residence to serve as the Templeton response station for San Luis Ambulance Service. Ambulance service requests are and would be routed to the Templeton facility through the call center located in San Luis Obispo. No business other than call response would occur at the proposed project location. Two crewmembers staffing one ambulance would remain onsite and live in the residence for 24-hour shifts from 8:00 a.m. to 8:00 a.m. the next day, available to answer area emergency calls from the residence location. Two ambulances would be stored onsite, inside a closed garage. The project is located in the residential multi-family land use category at 700 Blackburn Street in the community of Templeton, in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 041-141-004

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA:	Salinas River, Templeton
LAND USE CATEGORY:	Residential Multi-Family
COMBINING DESIGNATION(S):	None
EXISTING USES:	Single-family residence (under construction)
TOPOGRAPHY:	Nearly level
VEGETATION:	Coast live oak trees, grasses
PARCEL SIZE:	5,000 square feet

4-30

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Multi-Family; Apartments	<i>East:</i> Residential Single Family; Single Family Residence
<i>South:</i> Residential Multi-Family; Apartments	<i>West:</i> Residential Multi-Family; Single Family Residence

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located at 700 Blackburn Street, on the southwest corner of Blackburn Street and 7th Street east of Old County Road, approximately 800 feet west of the Main Street business district, in the community of Templeton. The project site is within a Residential Multi-Family land use designation, and the surrounding area is developed with a mixture of apartments and single-family residences. Templeton Elementary School is located approximately 400 feet south of the project site on Old County Road.

San Luis Ambulance currently operates one ambulance out of the Templeton Fire Department located approximately 800 feet northeast of the project site at 206 5th Street. The applicant proposes to use a single-family residence to serve as the new Templeton response station (refer to Figures 1 through 5). No business other than call response would occur at the proposed project location, with two crewmembers living in the residence for 24-hour shifts from 8:00 a.m. to 8:00 a.m. the next day, available to answer area emergency calls from the residence location. A total of two ambulances would be located onsite, inside a closed garage. One ambulance would be utilized for normal call response, and the second ambulance would remain onsite in case needed for back up or increased

4-31

call volume due to a holiday, disaster situation, or future need. Any required fueling or mechanical maintenance of ambulances would occur offsite. The ambulances would be stored inside a closed garage located on the 7th Street property frontage unless being washed, restocked, or off-site being maintained or responding to a call. Ambulances would be cleaned and restocked daily, and utilized for emergency calls on an average of three calls per day. Crewmember passenger vehicles would be parked in a proposed parking area located on the Blackburn Street property frontage. Sidewalk improvements are proposed along street frontages and from Blackburn and Seventh Streets to the front door. The landscape plan prepared for the residence indicates protection of existing coast live oaks on the project site and planting of shrubs and trees along property frontages. Exterior lighting would consist of six wall mount single 60-watt bulb light fixtures, three of which would remain on throughout the evening hours (one on Blackburn Street and two on 7th Street). Proposed signage consists of a 36-inch by 18-inch painted wooden sign with vinyl lettering, to be located next to the front door on Blackburn Street (refer to Figures 6 through 8).

Impact. The proposed ambulance response station would not be used to conduct business other than call response routed through the central call center. The scale of the proposed sign is inconsistent with the surrounding residential neighborhood. Section 22.20 of the County Code identifies residential/home occupation identification signs are to be a total aggregate area of two square feet or less. Proposed overnight illumination may affect surrounding areas if not adequately screened.

Mitigation/Conclusion. In order to preserve the residential character of the neighborhood, the applicant shall reduce the scale of the proposed sign to a maximum of two square feet. The applicant has agreed to provide light screens to reduce spill onto adjacent properties. Based on the above discussion, visual impacts would be reduced to insignificance and no further measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed 5,000 sq. ft. project site is located in the Residential Multi-Family land use category. The soil types on the project site for "non-irrigated" and "irrigated" soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, are Hanford and Greenfield gravelly sandy loams and Gazos shaly clay loam (non-irr: IV, irr: II to IV). Surrounding land uses consist of varied residential development, education facilities, and the Templeton central business district. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No agricultural incompatibility impacts would occur; therefore no mitigation

4.32

measures are required.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In 1989, the State Air Resources Board designated San Luis Obispo County a non-attainment area for exceeding the State's air quality standards set for ozone and dust (small particulate matter or PM10). In 2003, the State ARB determined that the county was in attainment for ozone.

Based on the latest air monitoring station information (per the County's RMS annual report, 2003), the trend in air quality in the general area is improving, where unacceptable PM10 levels were not exceeded in 2002 at the Atascadero and Paso Robles monitoring stations, which is down from 2001 (two exceedances).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone. No site disturbance is proposed in association with the proposed project.

The proposed project includes use of two diesel-powered ambulances to provide emergency response service to the Templeton area.

Impact. San Luis Ambulance at their current Templeton location currently answers an average of three calls per day, at all hours. Diesel fumes from ambulances may impact the surrounding residences if idled outside or without proper filtration. A filtration system would allow diesel engines to idle inside a garage by filtering the air out through a vent located in the attic or roof area of the residence.

Mitigation/Conclusion. The applicant has agreed to idle ambulances inside the garage and install a ventilation system inside the garage to dispel diesel fuel emissions from idling ambulances away from

4-33

sensitive receptors. The output for the ventilation system would be located as far as possible from adjacent residences. Based on the above discussion and implementation of mitigation measures, impacts to air quality would be reduced to insignificance.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is developed with a single-family residence and garage. Onsite vegetation consists of four coast live oak trees (*Quercus agrifolia*). The trees are located on the southwest property line and in the northwest and northeast property corners. The landscape plan for the proposed residence incorporates the existing oak trees on the project site. Sidewalk improvements would occur in previously disturbed areas within the dripline of three coast live oak trees. Parking area installation would occur in a previously disturbed area, and signage would be located on the existing residence. No additional construction is proposed as part of this project.

Impact. Installation of the sidewalk improvements along the property frontage and onsite would occur within the dripline of three coast live oak trees. Protection measures would be required to reduce potential impacts to the existing trees. Replacement mitigation for impacted trees is 2:1, requiring planting of six trees.

Mitigation/Conclusion. In order to protect the existing coast live oak trees on the project site, the applicant shall install adequate protection measures during construction and replace impacted trees at a ratio of 2:1 for a total of six coast live oak trees. Based on the above discussion and implementation of mitigation measures, no significant biological impacts are expected to occur, and no additional mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4-34

5. CULTURAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) Other: _____

☐
☐
☐
☐

Setting/Impact. The project site is currently being developed with a single-family residence and garage and is surrounded by residential development. Sidewalk improvements would be placed over previously disturbed areas and would not require additional grading. Proposed parking improvements would require the removal of disturbed soil for installation of porous paving materials. No historic structures are present. The project site is located within a region of archaeological and paleontological sensitivity; however, minimal site disturbance is proposed and no cultural resource impacts are anticipated.

Mitigation/Conclusion. Based on the above discussion and improvements proposed in previously disturbed areas, no significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*

☐
☐
☒
☐

b) *Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?*

☐
☐
☒
☐

c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*

☐
☐
☒
☐

d) *Change rates of soil absorption, or amount or direction of surface runoff?*

☐
☐
☒
☐

e) *Include structures located on expansive soils?*

☐
☐
☒
☐

f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*

☐
☐
☒
☐

g) *Involve activities within the 100-year flood zone?*

☐
☐
☒
☐

4-35

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils. Minimal site disturbance is proposed for landscaping and access improvements and no geology impacts are anticipated.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. The closest surface water is the Salinas River, approximately .30 mile east from the proposed project site. As described in the NRCS Soil Survey, the soil is considered not well drained to moderately drained. The residence under construction on the project site includes porous paving material for the parking area on Blackburn Street and adjacent landscaped areas to reduce run-off from the project site. No drainage impacts are anticipated.

Sedimentation and Erosion. Soil types mapped for the project site include Gazos shaly clay loam and Hanford and Greenfield gravelly sandy loams. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics. Approximately 1,700 square feet of site disturbance would occur within previously disturbed areas for installation of landscaping and access improvements. No sedimentation and erosion impacts are anticipated.

Mitigation/Conclusion. Based on the above discussion and minimal site disturbance, there is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4-36

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. Any required fueling or mechanical maintenance of ambulances would occur offsite. The project proposes the use of oxygen in compressed air cylinders as part of the medical supply on the ambulances. The proposed project was referred to the Templeton Fire Department (Greg O'Sullivan; September 7, 2004), and several conditions are required for the project.

Impact. Proper signage is required for storage of oxygen on site. Improper storage of oxygen cylinders could cause bodily harm due to accidental discharge, damage to cylinders, or damage to valves.

Mitigation/Conclusion. The applicant is required to comply with all conditions set forth by the Templeton Fire Department including: monitoring of the sprinkler system by a listed service, installation of a KNOX box to allow fire personnel to safely enter the building during a fire emergency, prohibition of oxygen storage inside the building, all compressed air cylinders on ambulances shall be protected to prevent accidental discharge and/or damage to the cylinders and/or valves, proper signage, and routine fire inspections (Greg O'Sullivan; September 7, 2004). Potential impacts would be mitigated to insignificance with implementation of required measures. No additional mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4-31

Setting. The project is not within close proximity of loud noise sources. Surrounding residences are considered sensitive noise receptors. The closest residences are adjacent to the project site, approximately 10 to 20 feet away. The proposed project would allow the residence located on the project site to be utilized as an ambulance response station. Ambulances are equipped with emergency sirens and lights. Onsite ambulances use diesel engines, which are required to idle to properly warm up the engine, with abrupt noise levels approximately 70-85 decibels (dB). A garage ventilation system is proposed to allow ambulances to idle inside the garage. County acceptable thresholds for stationary noise sources, which includes idling vehicles onsite and proposed ventilation system, is a maximum 70 dB for very short bursts during the daytime and 65 dB during the nighttime, with hourly averages not to exceed 50 dB for daytime and 45 dB for nighttime.

Impact. Adjacent residences may be impacted by lights and sirens as the ambulances respond to a call. Outdoor diesel engine idling may impact nearby sensitive receptors. The proposed project garage is located in the northwest corner of the parcel, adjacent to a single-family residence. Noise from engine starts and/or idling could cause an exceedance of County thresholds. The applicant has agreed install a ventilation system that would allow engines to idle inside the garage (refer to Section 3, Air Quality). The existing garage wall of the residence located between the noise source and sensitive receptors would reduce outside noise levels and acoustical treatment of this wall would further reduce engine noise. The proposed ventilation system that would allow engines to idle inside the garage could affect adjacent residences if placed too close to the property line or without acoustical treatment. Testing of adequate noise level reduction as provided by the garage wall and baffling of the ventilation system would be required.

A supplemental mitigation option for noise attenuation would be installation of a noise wall, if testing shows that acceptable levels cannot be achieved by the garage wall. The height of the wall would be determined by the amount of additional decibel reduction required, which is typically one foot of wall height per decibel reduction. Installation of a wall may require removal or impact to native vegetation that provides existing screening between the proposed project and the adjacent residence.

Mitigation/Conclusion. San Luis Ambulance procedure indicates that sirens and lights are not to be turned on until the ambulance reaches a major intersection (Main Street/Vineyard Drive) to avoid affecting adjacent noise-sensitive land uses. The ventilation system proposed to mitigate air quality impacts would allow engines to idle inside the garage, thereby reducing noise levels. Acoustical treatment of the garage wall, as recommended by a qualified individual would further reduce exterior noise levels. To ensure the ventilation system does not impact adjacent sensitive receptors, the system shall be placed as far as possible from adjacent residences. Verification from a qualified individual would be required to ensure output from the proposed project is within acceptable noise levels, or provide mitigation to adequately reduce project noise. Based on the above-discussion and proposed mitigation measures, no significant noise impacts are anticipated, and no additional measures are necessary.

4-38

9. POPULATION/HOUSING -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project would use a residence for a commercial ambulance operation. The proposed use would displace the residential use of the existing structure. This displacement is not significant because the residence would provide short-term employee housing during shift hours. The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County intends to prepare an Inclusionary Housing Ordinance (adoption estimated in 2006). Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing. The project will not result in a need for a significant amount of new housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4-39

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

g) *Other:* _____

☐
☐
☐
☐

Setting. The project area is served by the County Sheriff's Department and the Templeton Fire Department as the primary emergency responders. The closest fire station is in Templeton, approximately .20 mile to the north. The closest Sheriff substation is in Templeton, approximately .20 mile from the proposed project. The project is located in the Templeton Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels. The project will result in continued life safety benefits of reduced emergency response times in the Templeton area.

11. RECREATION - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Increase the use or demand for parks
or other recreation opportunities?*

☐
☐
☒
☐

b) *Affect the access to trails, parks or
other recreation opportunities?*

☐
☐
☒
☐

c) *Other* _____

☐
☐
☐
☐

Setting/Impact. The project is located in a residential neighborhood with a single-family residence under construction. The County Trails Plan does not show a potential trail through the proposed project site. The project is not proposed in a location that will affect any trail, park or other recreational resource. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No recreation impacts are anticipated and no mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Increase vehicle trips to local or
areawide circulation system?*

☐
☐
☒
☐

4-40

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Templeton Elementary School and Templeton High School are located approximately 400 and 1,600 feet south of the project site, on Old County Road and south of Vineyard Drive. The Templeton Unified School District (Bill Schassberger; October 8, 2004) indicated that Old County Road crosses through most of the district's facilities. Children and staff are present in the area throughout weekdays, and in evenings and weekends for athletics and community events.

The proposed project would allow a single-family residence at 700 Blackburn Street to be used as an ambulance response station. Ambulances currently access Vineyard Drive via Main Street from the existing San Luis Ambulance location at 5th and Crocker Street.

Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

Impact. Call volume for San Luis Ambulance in Templeton averages at three calls a day. Crewmembers work 24-hour shifts, and remain onsite during working hours unless responding to a call. Based on daily arrival/departure of two employees and three ambulance trips, the proposed project would generate about 10 trips a day, which is the Institute of Traffic Engineer's estimated volume for a single-family residence. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety. Safety of school children, faculty and parents may be compromised if ambulances utilized Old County Road to access Vineyard Drive.

4-41

Mitigation/Conclusion. The applicant has agreed that unless responding to an emergency in the vicinity of Templeton Elementary School, that ambulances would not utilize Old County Road to access Vineyard Drive. Ambulances would travel east on 7th to access Main Street, to Vineyard Drive. Based on the above-discussion and implementation of the proposed mitigation measure, no significant traffic impacts are anticipated, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The existing residence is connected to the Templeton Community Services District (TCSD) for sewer service. The TCSD has indicated that wastewater service would continue to be available to serve the project site (Laurie A. Ion; September 13, 2004). No significant wastewater impacts are anticipated.

Mitigation/Conclusion. No significant wastewater impacts are anticipated and no mitigation measures are required.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.42

Setting/Impact.

Surface Water. The project site is located in a residential neighborhood. The Salinas River is located approximately .30 mile from the project site. No sources of surface water are present near the project site. Required fueling or maintenance of ambulances would occur offsite.

Water Usage. The existing residence is served by the TCSD for water service. The project would continue to be served by the TCSD, who has indicated that water service is available to serve the project site (Laurie A. Ion; September 13, 2004). Water usage is not anticipated to be any greater than what is required for a single-family residence.

Mitigation/Conclusion. No potentially significant water quantity or quality impacts were identified, therefore, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures required for construction of the residence provide sufficient measures to adequately protect surface water quality. No significant water impacts are anticipated and no mitigation measures are necessary.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Salinas River Area Plan, Templeton Community Design Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used) and the project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent with these documents because it is considered a Public Safety Facility. San Luis Ambulance is contracted with the County to provide ambulance service to the unincorporated areas defining this use as a Public Safety Facility. The project is compatible with the surrounding uses (as summarized on page 2) because the emergency response station operates in a manner that is similar to residential use. For example: two crewmembers will be living at the station in 24-hour shifts, the project would generate

4-43

traffic 10 trips a day, which is the Institute of Traffic Engineer's estimated volume for a single-family residence. The building itself is designed to be a single-family house. There are several areas identified in this initial study where an ambulance emergency response station operates differently than a residence including: noise, lighting and hazardous materials. Implementation of proposed mitigation measures (smaller signage, shielded lighting, noise buffering, and compliance with Templeton Fire Department's conditions for oxygen storage) brings these impacts to an insignificant level. Referrals were sent to outside agencies to review for policy consistencies (Templeton Community Services District, Templeton Fire Department, Public Works, Environmental Health). The proposed project requires approval of a conditional use permit to allow the single-family residence located on the project site to be utilized by San Luis Ambulance as an emergency response station.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

4-44

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Templeton Fire Department</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR
<input checked="" type="checkbox"/> County documents	<input checked="" type="checkbox"/> Templeton Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> Other Templeton Community Design Plan
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

4-45

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Jeff Bague Architects. May 23, 2003. *The Kelton Residence, Templeton California.* (plans and specifications)

Paloma Building and Design. October 5, 2004. *Kelton Residence Landscape Plan.*

4-46

Exhibit B - Mitigation Summary Table

Aesthetics

- VR-1 Prior to final inspection**, in order to preserve the residential character of the neighborhood, the applicant shall reduce the scale of the proposed sign to a maximum of two square feet.
- VR-2 Prior to final inspection**, verification shall be provided that all exterior lighting has adhered to LUO section 22.10.060 to protect surrounding sensitive receptors.

Air Quality

- AQ-1 Prior to final inspection**, the applicant shall install a ventilation system to control diesel fuel emissions from idling ambulances inside the garage.

Biological Resources

- BR-1 Prior to final inspection**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project for a total of six (6) trees. No oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- BR-2 Prior to issuance of use permit**, the project plans shall also show the type and location of tree protection measures to be employed. As grading in the root zone cannot be avoided, care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

Hazards/Hazardous Materials

- HM-1 Prior to final inspection**, the project shall conform to all conditions set forth by the Templeton Fire Department letter (Greg O'Sullivan; September 7, 2004) including:
- The fire sprinkler system shall be monitored by a listed service (requiring additional requirements per UBC, NFPA 13, NFPA 72 and Templeton Fire Department *Fire Sprinkler Standards*).
 - The building is required to have a KNOX box installed. Keys shall be provided which would allow access to the interior of all offices including other areas that may be locked (i.e. exterior ladder).
 - Storage of all oxygen cylinders will be prohibited inside the building (excepting oxygen properly stored on the ambulances). All compressed air cylinders shall be protected to prevent accidental discharge and/or damage to the cylinders and/or valves.
 - NFPA 704 placard is required for the garage, due to the on-board storage of oxygen, as well as any other areas of the property, which may have stored substances identified in NFPA 704.
 - While the structure is maintained as a "business," it will be subjected to routine inspections as provided in Section 103.3 of the California Fire Code.

Templeton Fire Department contact info: 206 5th Street, Templeton, CA 93465, (805) 434-4911.

4-47

Noise

- N-1** Prior to final inspection, the output for the ventilation system (AQ-1) shall be placed as far as possible from adjacent residences. Once installed, the system shall be tested for County noise compliance. Additional measures shall be applied as needed to the garage wall and/or ventilation system to reduce noise levels to acceptable levels.
- N-2** During operations, ambulances shall be idled inside the garage to reduce diesel engine noise to nearby residences. Idling shall not occur on the street or driveway area.
- N-3** Prior to final inspection, the applicant shall provide evidence that the garage provides adequate sound buffering for idling engines and that the ventilation system does not increase noise to the surrounding area as follows: hourly levels of no greater than 50 dB between 7 a.m. and 10 p.m. at the property line; no greater than 45 dB from 10 p.m. to 7 a.m. at the property line. A county-qualified individual shall verify these levels can be achieved once the system is installed.

Transportation/Circulation

- TR-1** Prior to final inspection, a vehicle route map shall be prepared for county review and approval, and posted for all ambulance drivers to use that shows the following: Old County Road not be used to access Vineyard Drive unless responding to a call in the immediate vicinity.

Environmental Determination ED04-392

4-48

Date: April 21, 2005

**DEVELOPER'S STATEMENT FOR THE
KELTON CONDITIONAL USE PERMIT; DRC2004-00030**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS

VR-1 Prior to final inspection, in order to preserve the residential character of the neighborhood, the applicant shall reduce the scale of the proposed sign to a maximum of two square feet.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall review and approve revised sign plan.

VR-2 Prior to final inspection, verification shall be provided that all exterior lighting has adhered to LUO section 22.10.060 to protect surrounding sensitive receptors.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify installation of proper lighting.

AIR QUALITY

AQ-1 Prior to final inspection, the applicant shall install a ventilation system inside the garage to control diesel fuel emissions from idling ambulances.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify installation of ventilation system.

Environmental Determination ED04-392

Date: April 21, 2005

4-49

BIOLOGICAL RESOURCES

BR-1 Prior to final inspection, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project for a total of six (6) trees. No oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify compliance.

BR-2 Prior to issuance of use permit, the project plans shall also show the type and location of tree protection measures to be employed. As grading in the root zone cannot be avoided, care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify protection measures on project plans.

HAZARDS/HAZARDOUS MATERIALS

HM-1 Prior to final inspection, the project shall conform to all conditions set forth by the Templeton Fire Department letter (Greg O'Sullivan; September 7, 2004) including:

- a. The fire sprinkler system shall be monitored by a listed service (requiring additional requirements per UBC, NFPA 13, NFPA 72 and Templeton Fire Department *Fire Sprinkler Standards*).
- b. The building is required to have a KNOX box installed. Keys shall be provided which would allow access to the interior of all offices including other areas that may be locked (i.e. exterior ladder).
- c. Storage of all oxygen cylinders will be prohibited inside the building (excepting oxygen stored on the ambulances). All compressed air cylinders shall be protected to prevent accidental discharge and/or damage to the cylinders and/or valves.
- d. NFPA 704 placard is required for the garage, due to the on-board storage of oxygen, as well as any other areas of the property, which may have stored substances identified in NFPA 704.
- c. While the structure is maintained as a "business," it will be subjected to routine inspections as provided in Section 103.3 of the California Fire Code.

Templeton Fire Department contact info: 206 5th Street, Templeton, CA 93465, (805) 434-4911.

Environmental Determination ED04-392

Date: April 21, 2005

4-50

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify Templeton Fire Department approval of installed measures.

NOISE

- N-1** Prior to final inspection, the output for the ventilation system (AQ-1) shall be placed as far as possible from adjacent residences. Once installed, the system shall be tested for County noise compliance. Additional measures shall be applied as need to the garage wall and/or ventilation system to reduce noise levels to acceptable levels.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify ventilation system output location.

- N-2** During operations, ambulances shall be idled inside the garage to reduce diesel engine noise to nearby residences. Idling shall not occur on the street or driveway area.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify compliance.

- N-3** Prior to final inspection, the applicant shall provide evidence that the garage provides adequate sound buffering for idling engines and that the ventilation system does not increase noise to the surrounding area as follows: hourly levels of no greater than 50dB between 7 a.m. and 10 p.m. at the property line; no greater than 45 dB from 10 p.m. to 7 a.m. at the property line. A county-qualified individual shall verify these levels can be achieved once the system is installed.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation adequate sound buffering for the ventilation system.

Environmental Determination ED04-392

Date: April 21, 2005


4-51

TRANSPORTATION/CIRCULATION

TR-1 Prior to final inspection, a vehicle route map shall be prepared for county review and approval, and posted for all ambulance drivers to use that shows the following: Old County Road not be used to access Vincyard Drive unless responding to a call in the immediate vicinity.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify compliance.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

05-11-05
Date

Frank I. Ikelton
Name (Print)

4-52✓

Letters received on Kelton Family
Trust
aka San Luis Ambulance
Conditional Use Permit
DRC 2004-00030
as of June 16, 2005



EMPLETON UNIFIED SCHOOL DISTRICT
"Home of Tomorrow's Leaders"

960 Old County Road • Templeton, CA • 93465 • (805) 434-5800 • FAX (805) 434-5879



4-53

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 8, 2004

County Planning and Building
1050 Monterey Street
San Luis Obispo, CA 93408-2800

Attn: Elizabeth Kavanaugh, Planner
And Development Review

Dear Elizabeth,

Re: Project Kelton #DRC 2004-00030

I am writing on behalf of the Templeton Unified School District to voice our concerns about the above stated project.

San Luis Ambulance Services has requested a minor use permit to allow them to use a residential property at 700 Blackburn in Templeton for an emergency response station. Our main concern with this project is the route the ambulances would take to and from the response station. They have stated that they intend to use Old County Road to Vineyard Drive to access Highway 101.

As you may or may not know, the Old County Road corridor is a two-lane road that runs right through the middle of most of our school facilities. The Elementary School, Home School, Independent Study, Eagle Canyon, Maintenance and Transportation yard, Templeton Middle School and our District Offices are all located along this corridor. Parents, staff and students are present throughout the day, Monday through Friday. In addition, there are many activities in the evenings and on week-ends with athletic events, community groups and others who use our facilities. Children are ever-present in this area. The location of the response station itself is not the main concern. It is their stated intention to use Old County Road as an ambulance route.

The Templeton Fire Department recognizes the need to use alternate routes around the areas where there are high concentrations of our students. Fire Chief O'Sullivan has directed all of his staff to use Main Street rather than Old County Road unless it is absolutely necessary to come into or through this area.

RECEIVED

OCT 14 2004

Planning & Bldg

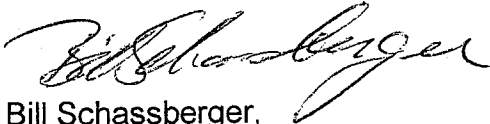
4-54

County Planning and Building
Page 2
October 8, 2004

In order to help insure a safe and quiet environment for the education of our students, we are requesting that the minor use permit for San Luis Ambulance Services only be allowed if they agree, in writing, to omit Old County Road from 8th Street to Vineyard Drive from their normal path of travel to and from 700 Blackburn here in Templeton. In addition, we request that San Luis Ambulance Services not respond with sirens until they reach a major thoroughfare.

Please notify me when this item goes to hearing to afford me the opportunity to present the concerns of the Templeton Unified School District in this important safety matter.

Sincerely,



Bill Schassberger,
Director of Facilities
District Safety Coordinator

4-55

Marty and Eileen Mc Aulay
512 Old County Rd.
Templeton, CA 93465
July 8, 2004

Templeton Area Advisory Group
P.O. Box 1135
Templeton, CA 93465

Ladies and Gentlemen:

The San Luis Ambulance Co. and its owner, Mr. Frank Kelton, are building what is currently approved as a Single Family Dwelling at 700 Blackburn St., Templeton. Mr. Kelton bought this property about two years ago, and reportedly said soon after that he intended to build a base there for his Templeton ambulance operation. While we have no complaint with the services of San Luis Ambulance and are grateful for their presence in the area, we are opposed to an ambulance base of operations in an all-residential neighborhood.

Mr. Kelton has been notified by county Planning Department Staff that he must obtain a Conditional Use Permit to convert his Single Family Dwelling at 700 Blackburn to an ambulance base. This CUP application must appear on your agenda for your recommendation. Please include consideration of the following points in your deliberations:

--Mr. Kelton was told soon after he bought this property that he would have to get special approval for a commercial use on this lot.

--Many months later he submitted plans and gained Planning Department approval for ONLY a Single Family Dwelling on this property.

--When Planning Department staff learned of his real intentions, they informed him that he would need a Conditional Use Permit. Mr. Kelton claimed ignorance of such a need.

--Factors which must not have been properly considered in planning for the relocation of this company's base from its current location would include: proximity to schools; proximity to student routes to and from school [by bus, car, bikes, and on foot]; other traffic and arterials access; noise impact on the community [not only from sirens, but from the diesel-powered ambulances themselves].

--There is no reason to feel an obligation to grant this after-the-fact request for a Conditional Use Permit. Mr. Kelton knew when he bought that this is a residential-zoned property with all neighboring properties having conforming uses; he made no effort to learn the opinions and feelings of nearby residents, either before he bought or before he began building; he chose to submit plans for a Single Family Dwelling without disclosing his intentions and requesting a CUP; and he has chosen to proceed with building knowing

4-56

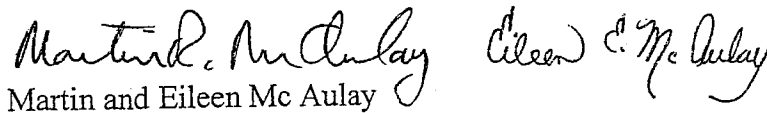
he can't use the property commercially without the CUP. If he is denied a CUP he will have a nice new house in a desirable residential area of Templeton which house he may live in, rent out, or sell [none of which options seem onerous].

--There are no apparent compelling reasons for this business to be allowed to move into an area of non-conforming zoning. There is no shortage of available commercial sites in Templeton.

--One of the most disturbing aspects of conversations with several people living close to this property was their sense of resignation and futility; they know this business doesn't belong across the street, or up the street, or around the corner from them, but they're sure that "it's gonna happen anyway" or "this guy'll get his way" or "it's a done deal - you can't do anything about it".

We're sending you this letter before, as far as we know, the submission of a CUP request for 700 Blackburn. We look forward to the opportunities for public input as the application works its way through the required review process, and ask that we be notified when it will appear on your agenda.

Thank you for your efforts on behalf of our community.


Martin and Eileen Mc Aulay

cc.: Mr. Vic Holanda, Planning Director, San Luis Obispo County
Ms. Karen Nall, Planner
Mr. Frank Kelton

4-57

Chris and Jennifer Becker
220 7th Street
Templeton, CA 93465
805-434-9591
sloife@gmail.com

October 18, 2004

SLO County Planning and Building Department
SLO County Government Center, Room 310
San Luis Obispo, CA 93408

Dear Ms. Nall,

I am writing this letter in regard to conditional use permit being applied for by the owners of the property at 700 Blackburn in Templeton. My husband and I purchased our house at 220 7th Street (one block from the Blackburn house) just four months ago. We are new residences to Templeton and spent many months searching for a good house to raise our now 9 month old son. We spent a lot of time in the neighborhood before making the final decision to buy our house. We chose our location because of the quiet, country feel of the neighborhood. The streets do not have a lot of traffic and are a safe place for kids to play. At the time of our purchase we were excited that a family house was being built at 700 Blackburn. We thought the house would definitely help keep the neighborhood family oriented and that it would also help to sustain/increase property values. We had no idea that the intention for this property was to house San Luis Ambulance. If we had known this we would not have purchased our property. We were very disappointed that Mr. Kelton was not upfront about his intentions for the house.

Our main concerns are:

1. We do not think that it is appropriate at all for an emergency response station to be in a neighborhood that is zoned residential.
2. We are concerned that having an emergency response station one block from our house will negatively effect our property value and make it more difficult to sell our house. (Knowing that we would not have purchased the house makes us think that others would feel the same way.)
3. We are concerned about the noise. We realize that Mr. Kelton has stated that the sirens will only be run on main streets, but the house is basically on Old County Road, which is a main street, which is only one block from our residence. We moved to Templeton to enjoy the peace and quiet.
4. We are concerned about the traffic. We live in a residential neighborhood that is surrounded by three Templeton schools as well as a very popular preschool. We do not feel that it is appropriate to add emergency vehicle traffic to streets that are used constantly by children.
5. We are concerned that this will set a precedent for similar businesses/land use in what should be a residential neighborhood, not a continuation of the Main Street business strip.

We are extremely disappointed that TAAG voted to recommend approval for this permit. Unfortunately, we did not attend the meeting because we were not yet aware of the situation. We definitely do not feel that it is in the best interest of our neighborhood to have San Luis Ambulance operate out of the house at 700 Blackburn.

We hope that you will take our concerns into consideration.

Sincerely,


Chris and Jennifer Becker

RECEIVED

OCT 19 2004

Planning & Bldg

December 20, 2004

Dear Commissioner Roos:

EK-planner / Kelton, Frank -
4-58 DEC2004-00030-CUP
APN 041-141-004

RECEIVED

DEC 27 2004

Planning & Bldg

We are writing to ask you to deny the application for a Conditional Use Permit (CUP) at 700 Blackburn St. in Templeton. We live on 7th Street, roughly 500 feet from the proposed ambulance station,.

It is simply not appropriate to put this type of commercial use in a neighborhood and expect the residents to have to live with the hassles, which would be numerous:

- Operational noise (including during evening and nighttime hours);
- Safety hazards from the frequent operation of ambulances on residential streets;
- Odors from idling ambulance vehicles;
- Degradation of the aesthetic character of the residential neighborhood; and
- Possible devaluation of property values from the intrusion of a commercial use into a residential district.

The project would therefore impair the integrity and character of the zoned district and would be detrimental to the public health, safety, morals or welfare. As a result, the proposed CUP would not be consistent with the underlying residential zoning for the district, and would not satisfy the zoning ordinance standard pursuant to *O'Hagen v. Board of Zoning Adjustment* (1971) 19 Cal.App.3d 151.

Similarly, the proposed CUP would not overcome the nuisance standard established by *Snow v. City of Garden Grove* (1961) Cal.App.2d 496: "Any use found to be objectionable or incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics may be prohibited."

In addition, the nature of the project as a for-profit private use, which is merely being moved from a nearby location immeasurably more suited to the use, would be of questionable public benefit, especially in comparison to the public nuisances created by the project. There is no inordinate economic burden or hardship on the applicant, relative to the existing location of the ambulance facility, sufficient to justify issuance of the CUP. Therefore, a finding that the proposed use is "in the best interest of public convenience and necessity and will not be contrary to the public health, morals, or welfare" [see *Upton v. Gray* (1969) 269 Cal.App.2d 352; and *Hawkins v. County of Marin* (1976) 54 Cal.App.3d 586], is problematic and not supported by the available facts in the public record for the project.

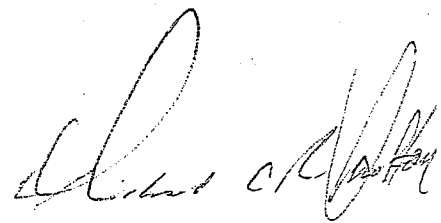
The Main Street commercial district in Templeton currently has four commercial buildings and properties for lease, including one house. These properties are zoned commercial and are centrally located, making them, in our opinion, more appropriate for an ambulance station. Filling the vacant buildings on Main Street would benefit the town in many ways.

We thank you very much for your consideration.

Sincerely,

Kelly Reed Daulton

Kelly Reed Daulton

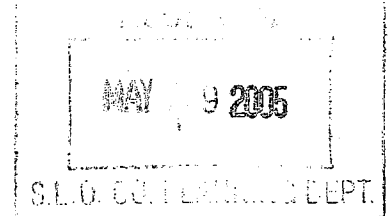


622 Crocker St. Templeton Richard C. R. Daulton

Dear Ms. Nall,

4-59

ER



I write in regards of the property of 700 Blackburn Street, Templeton California. I live at 622 Blackburn Street, directly across 7th Street from 700 Blackburn.

I have lived at my home for over ten years. I have been very fortunate to have found a home to raise my three children in one of the most beautiful small towns in California. I was raised in Atascadero, moved to the Bay Area, had my children there, moved back here to raise them.

I have known the history of that house for over thirty years. My best friend's grandmother lived there when we were growing up. We used to ride our horses from Atascadero to Templeton to see her. She still lived there when I moved here and my children helped take care of her and her yards until she had to move due to age. The Shavers moved into it after that and fixed it up beautifully. They and their family were long time residents of Templeton, generations. Their grandmother lived across the street from me towards the park. The Shavers were the best neighbors anyone could have.

The long time owner of that property promised the Shavers they would have first bid on the property but after he died his heir didn't honor his request. They sold it out from under the Shavers and gave them thirty days notice to leave. They tried to bid on it but it was already sold. After they moved, that house remained empty for a year. The rumor was that the owner of San Luis Ambulance had made a deal with the owners of the property and had bought it to put his business there. The day the old house was torn down I called the county to find out what the facts were on that property. I could not believe that a business like that could be put in a neighborhood like this. I was told that it was zoned for a single family residence and that was what the permit was issued as.

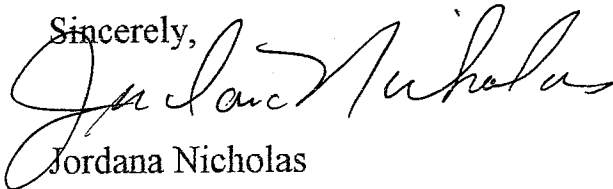
The house is a monstrosity for this neighborhood. It is obscene. What is more obscene is what Mr. Frank Kelton has done. He is a deceitful, unethical, two-faced, low-handed person who has tried to lie and cheat his way into my beautiful family neighborhood. He knew when he bought that property what he intended to do with it. He has tried to go through the back door to get his use permit to turn that residence into a business. It totally disgusts me. I have been the person most affected by this whole business because of where my home sits in relation to that property, namely those garages and where those ambulances will be running. Absolutely Not! In the few instances when we have had them called onto our street they have awakened me from my sleep! They are diesel! They stink and are loud and we live here! My bedroom is less than fifty feet from that house. We are

4-60

right by schools and the park. This has to be the worst possible place to put a business of that nature, of any nature. This is a neighborhood! Would you like to have an ambulance services outside your bedroom window? In your neighborhood? Where your children are playing and walking to and from school?

I don't even want to ever have a neighbor who is a lying, two-faced person like this Kelton. What about my property value? I have an R-2. You can't tell me that to have a business like that in a residential zone would not lower property value in the area. Just because he can do what he has done does not mean he is in title to get it. He isn't and I will protest it all the way. I live here, he doesn't. I want to keep my property in my family for generations. He could care less about family. His value is about money. This is Templeton, people. Beautiful, wonderful, quaint Templeton. He could have picked hundreds of places to put that business, this place was the worst and it is not going to happen as long as I am living here.

Sincerely,

A handwritten signature in cursive script that reads "Jordana Nicholas".

Jordana Nicholas

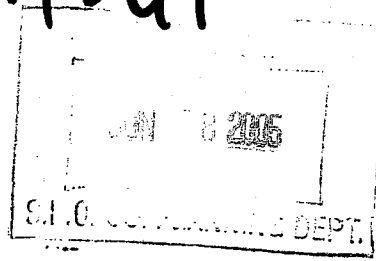
Jordana Nicholas
622 Blackburn St
Templeton CA 93465-9342

434-2609

4-61

June 6, 2005

County of San Luis Obispo
Planning and Building Dept.
County Government Center
San Luis Obispo, CA 93408



RE: Frank Kelton, Conditional Use Permit

Dear Ms. Franklin,

In as much as Neal and I will not be in the area Thursday, July 14, 2005 we wish to have this letter speak for us regarding this Conditional Use Permit.

From the beginning we have expressed our concern over the possibility that this type of business could even be considered in the proposed location. We very much need an ambulance in Templeton and we are not opposed to one being here. What we are concerned about is the proposed location being so close to a school and very busy route that the children use to go to and from school. In the past couple of years a path for the children was designed in order to keep them safer, now it appears that their safety is no longer an issue.

Our home is on Crocker Street and this is one of the busiest streets in town as well as one of the busiest school routes. This is in addition to the Old County Road route which many students use. There is no way an ambulance can leave the Blackburn Street location without impacting either of these streets. And, since this is a rapid response business there is no way it can be timed for a lull in student traffic. Even today as I tried to leave town during the time school let out I was thinking what a problem this could pose if I were driving an ambulance trying to get out quickly and safely.

Our concern is not the siren noise as we live one block from Templeton Fire Dept and the current location of San Luis Ambulance. It just is not an appropriate location stuck in the middle of a residential section of town.

So please include our letter in the procedure to be our expression of our displeasure of having the business at Blackburn and 7th Street.

Thanking you in advance.

A. N. Everett
Neal Everett

June Everett

June Everett
600 Crocker St.
Templeton, CA 93465

all w/ approx. 300 foot radius

October 30, 2004

4-62

Ms. Doreen Liberto-Blanck; Ms. Sandra Nielsen; Mr. Gene Mehlschau; Mr. Wayne Cooper
San Luis Obispo County Planning Commissioners

Ladies and Gentlemen:

We, the undersigned, are residents of Templeton living in the immediate vicinity of the property at 700 Blackburn St. We're writing to implore you to DENY the request for a Conditional Use Permit being sought to utilize this home as an Ambulance Emergency Response Station.

We are aware that the Templeton Area Advisory Group has forwarded to you their recommendation for approval of this application. We have advised that group and are also advising you that we feel their decision, having been made in haste and without adequate opportunity for citizen input, does not reflect the feelings, concerns, and wishes of the residents of the area; nor did it adequately consider the negative impacts of such a facility on the community; nor did it consider the basic question of the advisability of permitting a non-conforming commercial use to relocate to a site within R-zoning when there is no reason why the relocation could not have been planned and executed to one of many commercial sites available.

Your Staff Planner will probably have raised most of the following issues; we want to outline our concerns with them also:

---This is an inappropriate use at an inappropriate location. There is no shortage here of more suitable locations on appropriately zoned land [including the four currently for lease on Main St. alone]. Relocating to one of those sites would eliminate or greatly reduce all of the concerns we have about congestion, traffic, arterial access, property values, noise, and offense to neighbors.

---The best use for this property is for a home, as it was before the Kelton Family Trust bought it, and as are all of the surrounding properties. This facility, if used as Mr. Kelton plans, would not serve as a residence as he maintains, but rather as an office with sleeping quarters.

---We believe that a non-conforming commercial use in our neighborhood, particularly an ambulance station, would have a negative effect on our property values and our ability to sell our homes as we wish. These concerns are based on our own convictions that we would be very reluctant ourselves to buy in the vicinity of such a facility and in an area in which the County had shown a willingness to compromise zoning requirements.

---We do not welcome the interruption of our peace and quiet which will be caused by the diesel-powered ambulances coming and going at all times of the day and night, whether or not they are using lights and/or sirens. We also understand that the ambulance

4-63

operators sometimes must put safety and urgency first, and use lights and/or sirens under circumstances wherein they had agreed not to use those devices.

---Old County Rd. is at or near a standstill now at least twice a day due to school busses and parents in cars at and near Templeton Elementary and Middle Schools. This street and others adjacent to the proposal carry heavy student traffic on foot and bicycles. The streets around the schools, including Blackburn and 7th, have all available on-street parking [and some residents' driveways] taken by parents at least twice a day. Vineyard Dr. is also heavily congested at these times as are Old County Rd. and Main St. northbound. There is a school bus route eastbound on 7th St.

---The County spent a lot of money last summer altering Old County Rd., from 6th St. to Vineyard Dr., in the name of Project Safe Routes to School. Considering placing a Public Safety Facility less than a block from that route seems at odds with the reasoning and effort behind Project Safe Routes to School.

---We do not want the dangers posed by ambulances continuously using our residential streets while responding to emergency calls. Assurances from the applicant and the best efforts of the ambulance crews notwithstanding, this safety issue does exist, and could be best mitigated by the denial of this application.

---We are seeking forthright answers to two questions and we hope you will require them of the applicant: 1] When planning this relocation, why didn't the applicant move out of downtown so that his ambulances could respond to calls more quickly and safely? 2] Why did the applicant choose to attempt to relocate his business to Residential property instead of Commercial?

We resent the callousness of this attempt to invade and disrupt our neighborhood. This applicant made the decision, without consulting Templeton residents or County Staff, to attempt to relocate his business into non-conforming zoning. We count on current zoning to provide protection from inappropriate land uses. Neither the fact that the "home" is nearly complete now nor the fact that this business happens to claim Public Safety Facility status should create any sense of obligation to assist the applicant in his effort to mock zoning regulations and ignore the wishes of the people living here.

The citizens of Templeton thank you for your consideration of our views.

The two circulation copies of this letter are addressed to Mr. Roos and have the original signatures of protesting residents attached. The letters to Ms. Liberto-Blanck, Ms. Nielsen, Mr. Mehlschau, and Mr. Cooper have copies of the signatures.

4-64

Seth Blackburn *Seth Blackburn* 620 Old County Rd. X
Print name signature address

Shore Shriver *Shore Shriver* 620 Blackburn Templeton X
Print name signature address

Michael Anderson *Michael Anderson* 605 Blackburn X
Print name signature address

Dwney Anderson *Dwney Anderson* 605 Blackburn X
Print name signature address

Walter H. Larsen *Walter H. Larsen* 707 BLACKBURN ST.
Print name signature address

Elizabeth Th ^{Larsen} *Elizabeth Larsen* 707 Blackburn St.
Print name signature address

VELMA M. WILEY *Velma M. Wiley* 260 Seventh St. X
Print name signature address

PAUL BINNEBOSE *Paul Binnebore* 712 Blackburn St.
Print name signature address

Barbara BINNEBOSE *Barbara Binnebore* - 712 Blackburn St.
Print name signature address

GILBERT MENDER *Gilbert Mender* 714 BLACKBURN ST. Y
Print name signature address

4-65

JEFF THOMAS Jeff Thomas 313 FLORENCE ST
Print name signature address

Chris Blackburn Chris Blackburn 620 Old County Rd X
Print name signature address

MARTIN R. McAULAY Martin R. McAulay 512 OLD COUNTY RD
Print name signature address

Chuck Hammer Chuck Hammer 790 Old County Rd.
Print name signature address

Eileen McAulay Eileen McAulay 512 Old County Rd.
Print name signature address

Shelly Mara Shelly Mara 302 Finch St.
Print name signature address

Thomas Mara THOMAS MARA 302 FINCH ST.
Print name signature address

Wendy Borg Wendy Borg 301 CUM RD
Print name signature address

JAMES F. HIRSHMANN James F. Hermann 316 W. LILHOLT LN
Print name signature address TEMPELTON X

Jordana Nicholas J Nicholas 622 Blackburn X
Print name signature address
Temp 93465

4-66

Deborah Shriver *Deborah St* 620 Blackburn St. X
Print name signature address

Toby Garretson *Toby Garretson* 619 Old County Rd. X
Print name signature address

Laurie Thomas *Laurie Thomas* 313 Florence St.
Print name signature address

Robert Lopez *Robert Lopez* 361 7th St.
Print name signature address

Christy Howland *Christy Howland* 787 Old County Rd.
Print name signature address

GARY WINNINGHAM *GARY WINNINGHAM* 796 OLD COUNTY RD
Print name signature address

ROBERT K. PISENTI *Robert Piseni* 310 CRUM RD
Print name signature address

MARY A PISENTI *Mary A. Piseni* 310 CRUM RD.
Print name signature address

Arthur Ballesteros *Arthur Ballesteros* 310 Crum Rd.
Print name signature address

SUSIE GARCIA *Susie Garcia* 310 Wilshire Ln.
Print name signature address

4-67

Kelly Reed Daulton Kelly Reed Daulton 622 Crocker St.
Print name signature address

(2) Jennifer Chris Becker Jenni Beck 200 7th St X
Print name signature address

Nancy Shaw Nancy Shaw 619A Crocker St
Print name signature address

JUNE EVERETT June Everett 600 Crocker St
Print name signature address

NEAL EVERETT Neal Everett 600 Crocker St
Print name signature address

ALBERT Brewer Albert Brewer 615 Crocker
Print name signature address

Terry Pearce Terry A. Pearce 765 crocker
Print name signature address

M.I.E MOORE Millie Moore 198 8th St
Print name signature address

Albert Moore Albert Moore 198 8th St
Print name signature address

Glenn McGinn Glenn McGinn 908 Crocker St
Print name signature address
Temp. Ctl. #7

4-68

ROSEMARY QADRI Rosemary Qadri 361 7TH St. #A
Print name signature address

Phillip Garcia Phillip Garcia 310 Wilhoit St, Tempd.
Print name signature address

Cynthia P. Mender Cynthia P. Mender 714 Blackburn X
Print name signature address

LELA LIVERY _____
Print name signature address

Lela M. Livery Lela M. Livery 609 Crocker St
Print name signature address

JENNIE COMBS Jennie Combs 715 Blackburn St
Print name signature address

CURTIS HICKS Curtis Hicks 613-B Blackburn
Print name signature address

Mary Stitch Mary Stitch 240 7th St. #500
Print name signature address

GARY STITCH Gary Stitch 240 7TH ST.
Print name signature address

Krista Delgado Krista Delgado 615 Crocker St.
Print name signature address

4-69

TARA SMITH [Signature] 305 Finch St, Templeton
Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address

Print name signature address